

1 **CITY OF NORTH BEND PLANNING COMMISSION MEETING MINUTES**

2 Thursday, January 10, 2013 at 7:00 PM

3 City Hall Conference Room,

4 211 Main Avenue North, North Bend, WA 98045

5 *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*
6 www.northbendwa.gov, under Commissions - Planning Commission - Meeting Audio.

7
8 **CALL TO ORDER**

9 The meeting was called to order at 7:02 PM.

10
11 **ROLL CALL**

12 Planning Commissioners present: Bruce Bjorklund, Brenden Elwood, Gary Fancher, Scott Lee, Jim Luckey, Rob
13 McFarland (Chair – arrived at 7:10 PM), and Piper Muoio. City Staff present: Mike McCarty, Senior Planner.

14
15 **AGENDA ITEM #2: MINUTES FROM THE OCTOBER 25, 2012 PLANNING COMMISSION**
16 **MEETING**

17 Vice Chair Luckey asked if there was a motion to approve the Minutes from the November 8, 2012 Planning
18 Commission Meeting. Commissioner Muoio motioned to approve the Minutes; Commissioner Fancher seconded
19 the Motion. The Minutes were Approved, 6:0.

20
21 **AGENDA ITEM #3: PUBLIC COMMENT ON NON-AGENDA ITEMS (LIMITED TO 3**
22 **MINUTES PER PERSON)**

23 Vice Chair Luckey asked for Public Comment on non-agenda items. There were no public in attendance.

24
25 **AGENDA ITEM #4: REQUESTED ADDTION TO 2013 DOCKET LIST**

26 Mike McCarty briefed the Commissioners on an addition to the 2013 Docket List by Century Link, requesting to
27 re-designate the Comprehensive Plan land use designation from residential to commercial, and zoning
28 accordingly amended from Low Density Residential to a commercial use. Vice Chair Luckey asked Mr. McCarty
29 if the Planning Commission needs to vote on allowing Century Link to add their Docket Request to the city's
30 2013 Comprehensive Plan Docket List. Mr. McCarty answered yes. Commissioner Elwood so moved.
31 Commissioner Muoio seconded the Motion. The Motion was Approved, 6:0.

32
33 Vice Chair Luckey asked Mr. McCarty whether the Planning Commission should consider prioritizing the docket
34 requests. Mr. McCarty said yes, and that similar docket requests can be grouped together, and that dockets
35 received from members of the public would take priority.

36
37 At 7:10 PM, Chair McFarland arrived.

38
39 **AGENDA ITEM #5: COMPREHENSIVE PLAN CAPITAL FACILITIES ELEMENT**
40 **AMENDMENT PER 2013 DOCKET #11**

41 Note: there was a typographical error in the original Agenda incorrectly identifying this item as Docket #4. The
42 correct Docket number is 11.

43
44 Mr. McCarty briefed the Commissioners on the proposed amendment to the Capital Facilities Element, that it is a
45 simplification of the existing process, to allow automatic adoption of the School District's Capital Facilities Plan
46 without the need of a Resolution formally adopting it each year. Mr. McCarty clarified that a provision has been
47 added that if the city disagrees with the School District's Capital Facilities Plan in a given year, the city may pass
48 a Resolution to not adopt it.

49
50 Chair McFarland made a Motion to approve the amendment, to get it on the table for discussion. Commissioner
51 Luckey seconded the Motion. There was discussion between the Commissioners and Mr. McCarty concerning

1 docket request and corresponding amendment. After discussion, Mr. McCarty said that he would bring additional
2 information concerning this Docket request to the next Planning Commission meeting. Chair McFarland made a
3 Motion to Table his earlier Motion to approve the amendment. Commissioner Fancher seconded the Motion.
4 There was no actual vote taken for this Motion, but a consensus among the Commissioners to agree with Chair
5 McFarland's suggestion to Table his earlier Motion.

6
7 Commissioner Fancher asked Mr. McCarty whether there will be an annual report to the City Council regarding
8 the Planning Commission, per NBMC 2.28.090. Mr. McCarty said that he does believe that has been done in the
9 past. Commissioner Fancher asked for a copy of this report, once written, to be sent to the Planning Commission
10 as well as Council.

11
12 Chair McFarland asked Mr. McCarty about a comment email that the Planning Commissioners had received from
13 Rob Manelski, regarding the Twin Falls Administrative Adjustment to Standards (AATS) request. Mr. McCarty
14 briefed the Commissioners regarding this AATS application, and that Staff will be denying this request. There
15 was discussion between the Commissioners and Mr. McCarty concerning this Preliminary Plat application.

16
17 Commissioner Luckey asked about Building Permits for 2012. Mr. McCarty said that the city's Permit
18 Technician has prepared a report detailing the Building Permits processed for the year, and will forward this on to
19 the Commissioners when it becomes available.

20
21 There was discussion of the future projects Bartell's and the hotel.

22
23 Chair McFarland said that something needs to be done about the way (the city) is doing Impact Fees and how they
24 relate to smaller Single Family Homes and whether they should pay the same amounts as larger, standard sized
25 homes. He requests staff's advice on how (the Planning Commission) can go after this issue.

26
27 **AGENDA ITEM #6: TRANSPORTATION IMPACT FEE REGULATIONS AMENDMENT PER**
28 **2013 DOCKET #10**

29 Note: this item was removed from the Agenda prior to the meeting. Mr. McCarty clarified that regulations
30 governing the process of collection of Impact Fees are not in the Planning Commission's purview, and the matter
31 would therefore be considered directly by the City Council.

32
33 **ADJOURNMENT:**

34 Chair McFarland asked if there was a motion to adjourn. Commissioner Muoio motioned to adjourn the meeting;
35 Commissioner Luckey seconded the motion. The meeting adjourned at 7:45 PM.

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37 **NEXT PLANNING COMMISSION MEETING:**

38 The next Planning Commission meeting will be held January 24, 2013 at the City Hall Conference Room.

39
40 ATTEST:

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43 _____
44 Rob McFarland, Chair

Mike McCarty, City of North Bend